047.0	0003	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	899,700 /	899,700
					USE VALUE:	899,700 /	899,700
					ASSESSED:	899,700 /	899,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		ORCHARD TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAPAGNI ANTHONY G & LENA
Owner 2:	KRESIEN D/TRS/PAPAGNI TRUST
Owner 3:	
Street 1:	14 ORCHARD TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PAPAGNI ANTHONY G & LENA -
Owner 2:	-
Street 1:	14 ORCHARD TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2174 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	439,000	4,700	456,000	899,700
Total Card	0.115	439,000	4,700	456,000	899,700
Total Parcel	0.115	439,000	4,700	456,000	899,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 413.85 | /Parcel: 413.85

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33314
GIS Ref	
GIS Ref	
Insp Date	11/16/18

!3986!

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	439,000	4700	5,000.	456,000	899,700		Year end	12/23/2021
2021	104	FV	419,000	4700	5,000.	456,000	879,700		Year End Roll	12/10/2020
2020	104	FV	419,200	4700	5,000.	456,000	879,900	879,900	Year End Roll	12/18/2019
2019	104	FV	326,300	4700	5,000.	484,500	815,500	815,500	Year End Roll	1/3/2019
2018	104	FV	326,300	4700	5,000.	353,400	684,400	684,400	Year End Roll	12/20/2017
2017	104	FV	306,000	4700	5,000.	307,800	618,500	618,500	Year End Roll	1/3/2017
2016	104	FV	306,000	4700	5,000.	262,200	572,900	572,900	Year End	1/4/2016
2015	104	FV	272,600	4700	5,000.	256,500	533,800	533,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:53:05

LAST REV

Date	Time
11/17/21	11:15:19
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3986

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAPAGNI ANTHONY	51535-30		8/5/2008	Family	1	No	No		
	11135-177		6/10/1966			No	No		N

USER DEFINED

Prior Id # 1:	33314
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
4/4/2000	Inspected	264	PATRIOT
3/9/2000	Measured	263	PATRIOT
8/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 456,000	Spl Credit	Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.13298059
Const Adj.:	0.98000199
Adj $ / SQ:	199.858
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	636192
Depreciation:	197219
Depreciated Total:	438972

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

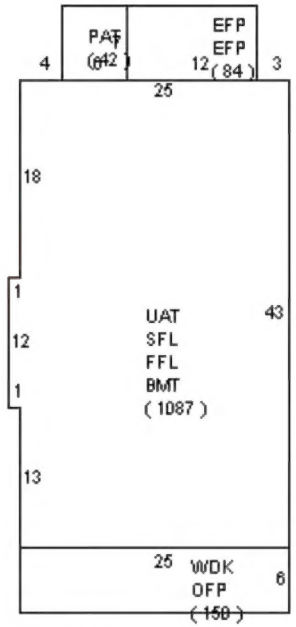
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	199.86
Special Features:	0	Val/Su Net:	108.58
Final Total:	439000	Val/Su SzAd	201.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,087	59.960	65,174
FFL	First Floor	1,087	199.860	217,246
SFL	Second Floor	1,087	199.860	217,246
UAT	Upper Attic	272	79.940	21,725
EFP	Enclos Porch	168	42.560	7,150
OFP	Open Porch	150	26.950	4,043
WDK	Deck	150	12.410	1,862
PAT	Patio	42	5.880	247
	Net Sketched Area:	4,043	Total:	534,693

Size Ad | 2174 | Gross Area | 4858 | FinArea | 2174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

PARCEL ID

047.0-0003-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1923	21.94	T	40	104			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700

IMAGE

AssessPro Patriot Properties, Inc